

R-15**R-25****R-50****R-15, R-25, R-50
Zoning Districts**

Townhouse

Permitted In

- R-15 Multi-Family Residential*
- R-25 Multi-Family Residential*
- R-50 Multi-Family Residential*

* Please refer to the Miami Gardens Land Development Code, Article IX, Sections 9-10 and Section 9-20 for use regulations.

*** Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

CITY OF MIAMI GARDENS
PLANNING AND ZONING DEPARTMENT



A Public Information Service of
PLANNING AND ZONING DEPARTMENT
1515 NW 167th Street, Building 5, Suite 200,
Miami Gardens, Florida 33169, 305-622-8023

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R-25
R-50

TOWNHOUSE PRINCIPAL BUILDING ZONING INFORMATION

Lot and Density Parameters

- Minimum dimensions per development site = 10,000 sf
- Minimum lot frontage for interior lots = 22ft
- Minimum lot frontage for townhome end lots = 28.6 ft – 37 ft based upon required end unit setback
- Minimum net lot area for interior lots = 2,200 sf
- Minimum net lot area for end lots = up to 3,145 sf
- Maximum net lot density for townhome lots = up to 15 du/ac

Building Grouping

- Minimum building grouping for townhouse developments = 3 units
- Maximum building grouping for townhouse developments = 6 units

Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of principal building = 70% max. per lot
- Maximum front yard impervious area = 90%
- Maximum rear yard impervious area = 70%

Building Height

- Principal building height = 35 ft / 2 stories
- Accessory building height = 14 ft

Principal Building Size, Setbacks and Spacing

- Minimum front setback = 25 ft
- Minimum rear setback = 25 ft
- Minimum interior side setback = 7.5 ft or 10 % of lot
- whichever is greater
- Minimum side street setback = 15 ft

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TOWNHOUSE ACCESSORY USES AND OTHER ZONING INFORMATION

Accessory Building Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of accessory building within required rear yard = 30%

Accessory Building Height

- Accessory building height = 14 ft

Accessory Building Setbacks and Spacing

- Minimum rear setback = 5 ft
- Minimum interior side setback = 7.5 ft
- Minimum side street setback = 20 ft
- Minimum space between accessory building and any other building = 10 ft

Carport Setbacks

- Minimum front setback = 5 ft
- Minimum rear setback = 5 ft
- Minimum interior side yard setback = 5 ft
- Minimum side street setback = 5 ft

Swimming Pool Setbacks

- Minimum rear setback = 7.5 ft
- Minimum interior side yard setback = 10 ft
- Minimum side street setback = 20 ft

Screen Enclosures Setbacks

- Minimum rear setback = 6 ft
- Minimum interior side yard setback = 5 ft
- Minimum side street setback = 15 ft